

5. **2007SP-012G-12**
 Sugar Valley Place
 Maps 181-00, Part of Parcel 279
 Subarea 12 (2004)
 Council District 31 - Parker Toler

A request to change from RM4 to SP zoning a portion of property located at Nolensville Pike (unnumbered), between Sunnywood Drive and Culbertson Road (10.07 acres), to permit the development of 40 townhomes, requested by Anderson, Delk, Epps & Associates, applicant, for SAF Properties, owner.

STAFF RECOMMENDATION: Approve with conditions

APPLICANT REQUEST - Preliminary SP

A request to change from Multi-Family Residential (RM4) to Specific Plan (SP) zoning a portion of property located at Nolensville Pike (unnumbered), between Sunnywood Drive and Culbertson Road (10.07 acres), to permit the development of 40 townhomes.

Existing Zoning

RM4 District - RM4 is intended for single-family, duplex and multi-family dwellings at a density of 4 dwelling units per acre.

Proposed Zoning

SP District - Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SOUTHEAST COMMUNITY PLAN POLICY

Residential Low-Medium (RLM) - RLM policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy? - Yes. The proposed SP plan has a density of the 4 dwelling units per acre which implements the RLM density.

RECENT REZONINGS - None.

PLAN DETAILS - The plan proposes 40 townhouses, which would be allowed under the current zoning of RM4. The SP district allows for flexibility of setbacks. The street setback on a nonarterial street in the RM4 district is 70 feet from the centerline. The setback proposed by this plan is 40 feet.

Approximately half of the site is constrained with floodplain. The units are clustered in the part of the site that is out of the floodplain. Two soccer fields are proposed in the floodplain. A combination of private streets and alleys are proposed within the development.

Greenway - This SP has a portion of a parcel that floodplain and floodway adjacent to Mill Creek. This land is included in the Greenways Master Plan as a future greenway area. As a condition of approval, staff recommends that a standard greenway, conservation and public access easement be dedicated by plat or easement prior to the recording of a final plat or the issuance of any permit, including a grading permit for this project. This greenway should include the floodway of Mill Creek plus 75 additional feet from the top of bank, as specified in the Greenways Master Plan and the Subdivision Regulations.

PUBLIC WORKS RECOMMENDATION - The developer's construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

- Turnarounds on dead-end alleys to accommodate SU-30 turning movements.
- Identify plans for solid waste disposal and recycling collection.

Maximum Uses in Existing Zoning District: RM4

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	10.07	4	40	295	25	29

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	Density	Total Number of Unit	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Res. Condo/townhome (230)	10.07	n/a	40	295	25	29

Change in Traffic Between Maximum Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			0	0	0	0

METRO SCHOOL BOARD REPORT - No additional students would be generated by this request since the density proposed by the SP district is the same as what could be achieved under the current RM4 zoning.

STORMWATER RECOMMENDATION - Preliminary SP approved except as noted:

- Add C/D Note: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)
- Add the following note to the cover sheet: "All Construction Plans submitted after February 1, 2007 will be required to meet the revised 2006 Stormwater Management Regulations. Of those submitted plans, they must be deemed sufficient by March 1, 2007 and have passed technical review by May 1, 2007. All Construction Plans that do not meet these criteria will be subjected to the 2006 Stormwater Management Regulations.

FIRE MARSHALL RECOMMENDATION

- No part of any building shall be more than 500 ft from a fire hydrant via an approved hard surface road. Metro Ordinance 095-1541 Sec: 1568.020 B

- Fire Hydrants shall be in-service and tested before any combustible material is brought on site.
- Multi family buildings (Condo's, Apartments, Townhomes, etc.) fire hydrants should flow 1250 GPM's @ 40 psi.

* Private Alley's will need to be accepted by Public Works.

CONDITIONS

1. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district effective at the date of the building permit. This zoning district must be shown on the plan.
2. The application, dated December 18, 2006, including attached materials, plans and reports submitted by the applicant and all adopted conditions of approval shall constitute the plans and regulations as required for the Specific Plan rezoning until a Final Plan is filed per the requirement listed below. Except as otherwise noted herein, the application, supplemental information and conditions of approval shall be used by the Planning Department and Department of Codes Administration to determine compliance, both in the review of final site plans and issuance of permits for construction and field inspection. Deviation from these plans will require review by the Planning Commission and approval by the Metropolitan Council.
3. All stormwater management requirements and conditions of the Department of Water Services shall be approved prior to approval of the final site plan. Prior to the issuance of any permits, confirmation of compliance with the final approval of this proposal shall be forwarded to the Planning Department by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of preliminary approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metropolitan Department of Public Works for all improvements within public rights of way.
5. Signage shall be limited to one monument type sign 20 square feet or less, and not exceed 4 feet in height.
6. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
7. : Minor adjustments to the site plan may be approved by the planning commission or its designee based upon final architectural, engineering or site design and actual site conditions. All adjustments shall be consistent with the principles and further the objectives of the approved plan. Adjustments shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or intensity, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. Within 120 days of Planning Commission approval of this preliminary SP plan, and in any event prior to any additional development applications for this property, including submission of a final SP site plan, the applicant shall provide the Planning Department with a final corrected copy of the preliminary SP plan for filing and recording with the Davidson County Register of Deeds.

Approved with conditions (7-0), *Consent Agenda*

Resolution No. RS2007-005

“BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-012G-13 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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The proposed SP district is consistent with the Southeast Community Plan's Residential Low Medium policy which is intended for residential development with a density between 2 and 4 units per acre.”